

2020-B-07117

Marty Grenfell
Chief Executive
Tauranga City Council

s 9(2)(a)

Dear Marty Grenfell

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Mitre 10 MEGA Development
Pāpāmoa – Comments sought**

In the week commencing 10 August 2020, the Minister for the Environment received an application to refer the above project to an expert consenting panel for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act). The proposed project is located within Tauranga.

The project is described as follows, and a copy of the application is attached:

Mitre 10 MEGA Development Pāpāmoa

Construction and operation of:

- a Mitre 10 MEGA store
- a medical centre
- 587 car parking facilities (297 for the MEGA store and 290 for the medical centre)
- 13,405m² of amenity landscape planting
- two wetlands covering an area of 17,333m²
- associated activities including access road construction, signage, and earthworks.

Under delegated authority from the Minister for the Environment, I invite you to provide written comments on the proposed project pursuant to section 21(2) of the Act (a template is attached for this purpose). Comment is sought on the specific matters outlined in the table on the next page, and any further information you consider relevant to the Minister for the Environment's decision on whether to refer the project to an expert consenting panel. If it is more efficient to discuss this application, officials from the Fast-track Consenting Team will be available for a discussion with you. Please contact us at fasttrackconsenting@mfe.govt.nz.

Information requirements

1. Are there any reasons that you consider it more appropriate for the project, or part of the project, to continue to proceed through existing Resource Management Act 1991 (RMA) consenting processes rather than the processes in the Act?
2. Clarification on whether the site is within an area for future development.
3. Who are the parties that council engages with as iwi authorities under the RMA within your district?
4. Identify the iwi authorities and any other Māori groups council would invite comments from if this project were notified under standard RMA processes.
5. Identify any Memorandum of Understandings, Joint Management Agreements, Mana Whakahono a Rohe, accords or other relationship agreements council has with any iwi or Māori group.
6. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your district?

Also note that if the Minister for the Environment decides to refer the project to a panel, you will have the opportunity to nominate a local authority representative (who could be a councillor or independent hearings commissioner) to sit on the panel and determine the application. Applicants will provide a detailed assessment of environmental effects at this next stage and you will have the opportunity to provide further comments to the panel. The Ministry for the Environment has prepared guidance on local authority involvement with fast-track consenting projects which you can access on the Ministry for the Environment website.

Please provide your comments via return email within 10 working days so that the Minister for the Environment can take your comments into consideration when deciding on the application.

Yours sincerely



Liz Moncrieff
Acting Director, Natural and Built Systems

Enclosures:

- A. Application to refer the Mitre 10 MEGA Development Pāpāmoa to an expert consenting panel including supporting information
- B. Response template for written comments

cc: Daniel Smith, Environmental Planning Manager
Tauranga City Council, [REDACTED] s 9(2)(a)

Andrew Mead, Manager, City and Infrastructure Planning
Tauranga City Council, [REDACTED] s 9(2)(a)